

# FREESTANDING RESTAURANT FOR SUBLEASE IN PRIME LOCATION

3050 Iowa St., Lawrence, KS 66046



**LEASE RATE:** \$24.70/SF (NNN)  
**BUILDING SIZE:** 5,123 SF  
**LOT SIZE:** 72,187 SF  
**RENOVATED:** 2020  
**NNN ESTIMATE:** \$8.40/SF

### PROPERTY HIGHLIGHTS

- Freestanding restaurant building for sublease with existing patio.
- Located near the corner of 31st & Iowa, in the heart of Lawrence’s retail corridor.
- Building remodeled in 2020, including HVAC and new hood.
- Area neighbors include: Home Depot, Best Buy, Ihop, Petco, World Market, Aldi, and many more.
- Sublease through March 31, 2036.

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
MEDIAN AGE	28.7	31.8	33.1
POPULATION	60,499	99,416	112,964
AVG. HH. INCOME	\$59,833	\$72,390	\$75,665

### TRAFFIC COUNTS

AT IOWA ST. & 31ST ST.	43,889 VPD
AT IOWA ST. & HWY. 40	30,849 VPD

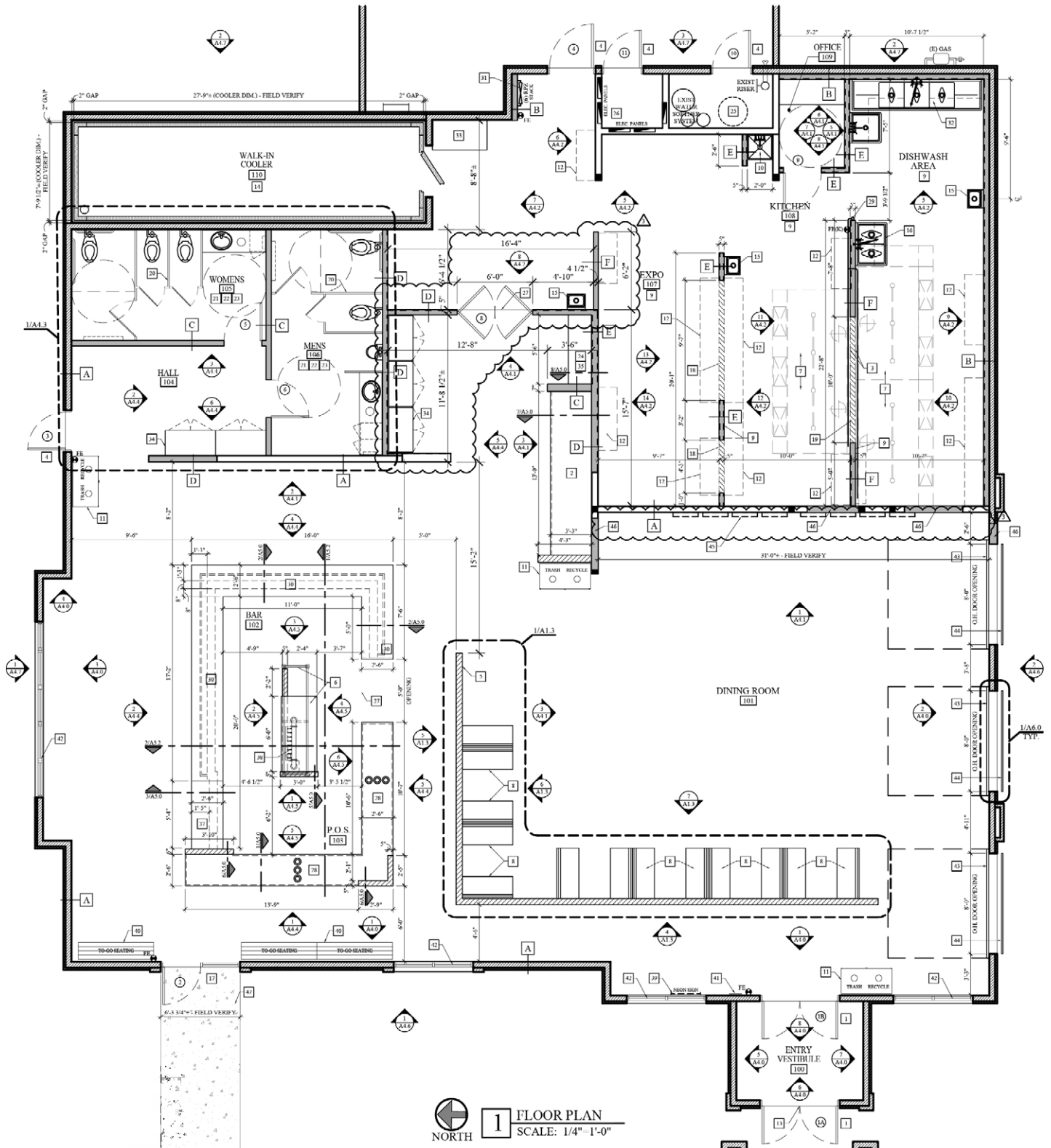


Offered exclusively by: **Krista Lowry**  
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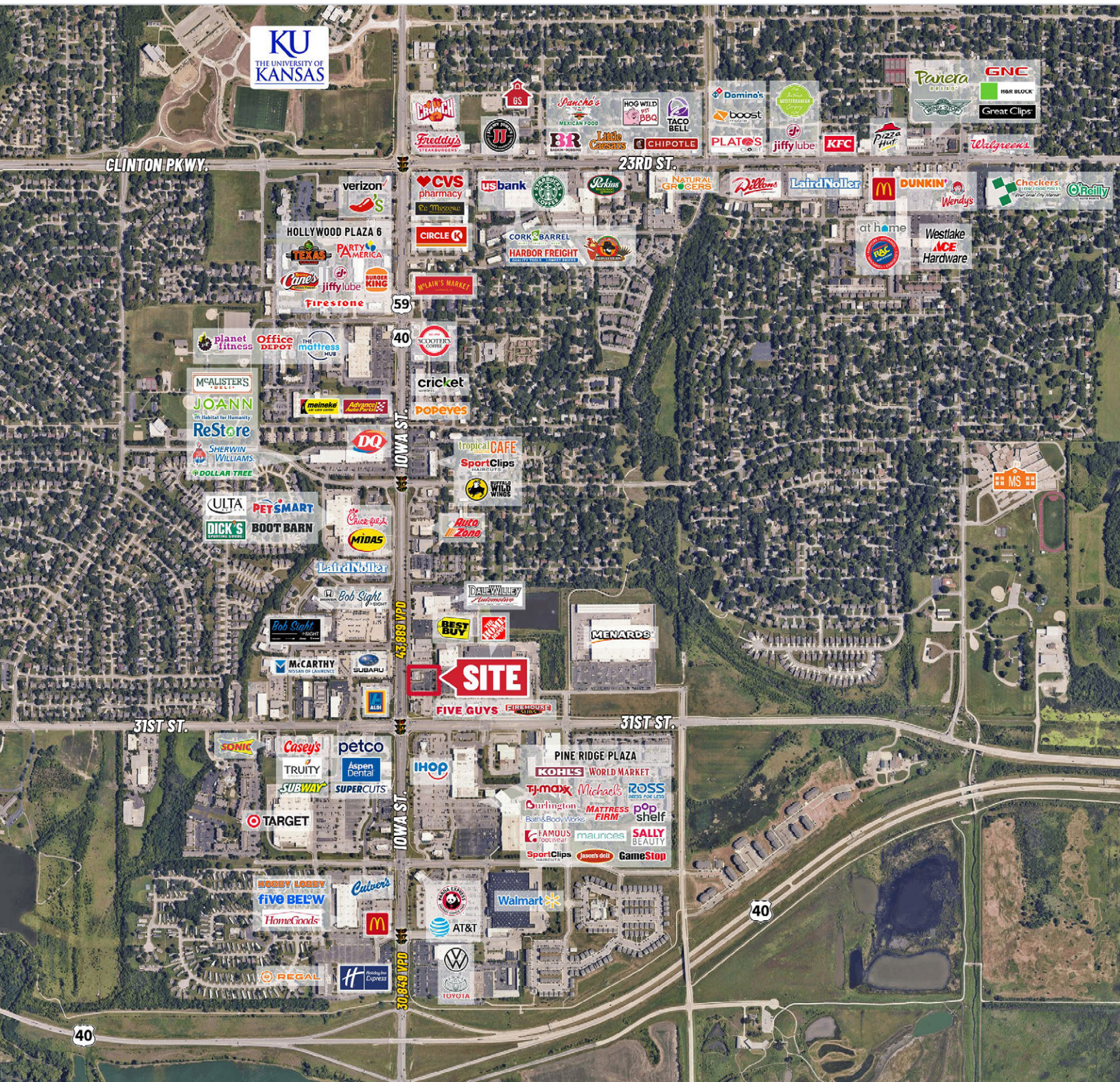


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